

ORDINANCE 1918

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING ORDINANCE NO. 1351 EXPANDING THE DISTRICT BOUNDARIES AND MODIFYING THE DEVELOPMENT STANDARDS EFFECTING ZONE CHANGE NO. 89 (FAIRVIEW PLAZA HISTORIC DISTRICT)

The Town Council of the Town of Los Gatos does hereby ordain:

SECTION I

The district delineated on the attached map is hereby designated historically and culturally significant as the Fairview Plaza Historic District HD-76-1A.

SECTION II

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

- A. Property: Fairview Plaza Historic District
- B. Historic designation no.: HD-76-1A
- C. Description of designation: District
- D. Description of characteristics which justify the designation:

Historical: "Fairview Plaza" was the original name given the cul-de-sac termination of Pennsylvania Avenue in the subdivision known as "Fairview Addition", surveyed in June, 1885 by Herrmann Brothers, Land Surveyors, San Jose, California, for Mr. F. H. McCullagh and recorded in County of Santa Clara, Book 5 of Maps, page 26.

"Fairview Plaza" retains the same configuration as originally mapped and contains a landscaped island as a focal point. Approximately three quarters of the homes within the subdivision were built prior to 1900 and retain the character of that era. The pedestrian walk labeled "Turnstile Walk" on the original map remains essentially unchanged and is located at the eastern end of the cul-de-sac.

While originally named "Pennsylvania Avenue," that portion of the street within the "Fairview Addition" subdivision has been renamed Fairview Plaza (from the cul-e-sac west to the intersection with Oak Knoll Road, Manzanita Avenue, and Wadsworth Avenue). Both the street and adjoining houses are popularly referred to as "Fairview Plaza."

"Fairview Plaza" is a rare and unique neighborhood because of the authentic, well-maintained Victorian and Craftsman houses in close proximity with one another. The atmosphere is enhanced because the street is not a "through street," thus allowing a scale and sense of "apparitions" which is not found in most other neighborhoods.

CONTRIBUTORS TO DISTRICT

<u>Street Address</u>	<u>Estimated Date of Construction</u>
44 Fairview Plaza	1910s
48 Fairview Plaza	1900s
52 Fairview Plaza	1890s
57 Fairview Plaza	1890s
63 Fairview Plaza	1890s
68 Fairview Plaza	1880s
75 Fairview Plaza	1880s
78 Fairview Plaza	1890s
80 Fairview Plaza	1860-1890s
89 Fairview Plaza	1870s
90 Fairview Plaza	1890s
91 Fairview Plaza	1900s
92 Fairview Plaza	1900s
95 Fairview Plaza	1890s
98 Fairview Plaza	1890s
99 Fairview Plaza	1910s

Source: Historic Inventory Survey conducted by Anne Bloomfield.

- E. Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.

1. Central Plaza Island.

2. The access to Turnstile Walk.
 3. Date stamps in concrete sidewalks.
- F. Nothing in this Ordinance is intended to be inconsistent with The Secretary of the Interior's Standards for Rehabilitation.

SECTION III

The intent and purpose of this section is to preserve and protect the Town of Los Gatos' historic heritage, neighborhoods, streetscapes, and districts.

A. Demolitions:

Demolition of any contributing structure is forbidden absent cataclysmic event or upon determination by the deciding body that demolition (as defined by Town Code) is necessary for the proper restoration of the structure. In the event of demolition as a result of cataclysmic event, the structure shall be reconstructed to match the structure existing immediately prior to the cataclysmic event or a previous structure on that site.

B. Remodels or Additions:

1. Standards for review as required by Section 29.80.290 of the Town Code as follows:

- a) Architectural Review: Modification of the existing style or overall design of a contributing structure in the district is prohibited. A non-contributing structure may be remodeled into the architectural style and design of a contributing structure in the district (See list of contributors in Section II and Section III, C. herein). New architectural features may be added to the protected exterior facade only upon a demonstration by the applicant proving consistency with the existing architectural style and design as determined by the deciding body. Any proposed new architectural features must be proven to demonstrate architectural excellence, as well as be stylistically accurate and

must clearly enhance the existing architectural style and design of the structure. Any uncertainty by the deciding body regarding the consistency, excellence or enhancement of the proposed new features to the existing structure must be resolved by the deciding body against the applicant.

- b) Contributing Structures: The structures identified herein as contributors to the district have been determined to be historically, architecturally or culturally significant. Great care and scrutiny is required to properly remodel or add on to any of the contributing structures so that the structure's historic or architectural integrity is preserved and not destroyed or damaged in the remodeling or addition process. (See Section III, A. herein regarding demolitions). The following provisions are guidelines and requirements for the proper historic rehabilitation and alteration of a contributing structure.
- c) Non-Contributing Structures: A non-contributing structure, if not rehabilitated into a contributing style or design as provided herein, should be remodeled or expanded consistent with its existing architectural style and design. Introduction of entirely new architectural styles (i.e. other than Victorian, Craftsman/Bungalow) is prohibited.

2. Restoration/Rehabilitation Guidelines

- a) General Guidelines: All protected elements as described in Section III, B.2.(e) herein, of the existing exterior facade must be maintained. Any alteration of or addition to an existing structure shall incorporate and continue the same massing, size, scale and architectural features and design on the new construction as is on the existing, and also incorporate and continue in a consistent manner the protected exterior elements.

Original, existing, protected exterior elements shall be repaired and reused whenever possible. When an addition or remodel requires the use of newly constructed exterior elements, they must be identical in size, dimension, shape and location, and must use the same materials as the existing protected exterior elements (except as provided in Section III, B.2.(e)).

- b) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block. (Reference Section 29.40.050 and 29.40.055 of the Town Code, note these sections only apply to front yards, not side, rear or side yards abutting streets.)
- c) Heights and proportions: Heights and proportions of additions and alterations shall be consistent with and continue the original architectural style and design. All exterior elements including, but not limited to, rooflines, porches, doorways, windows, trim and siding shall be consistent with and continue the original architectural style and design. New construction should maintain the existing scale and character through compatible design and attention to detail. The height and proportion of an addition or a second story shall not dominate the original structure.
- d) Building Materials: Use of natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) matching and consistent with existing materials is required. Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick are prohibited. New materials shall identically match original materials in shape, size, dimension, texture and pattern. (Metal used as flashing, screening, gutters, and utility services and other

traditional elements are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material if use of the original material is unfeasible due to unreasonable cost and commercial availability, or health and safety considerations.

- e) Protected Exterior Elements: The protected exterior elements of a structure include all elements on the building's facades and roof; however, minor structural alterations (e.g., addition of windows, doors, skylights, porches or decks) not visible from the public right-of-way are exempted from the provisions of this ordinance. Except for those minor alternations not visible from the public right-of-way, the protected exterior elements are defined to include, but are not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows' walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread, shingle siding, tiles, wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

- (1) Doors: Original doors should be retained and restored. New replacement doors for Victorians should not be flush, but of raised or flat panel design. Front doors generally should be painted not stained. Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or

windows in doors shall meet all requirements immediately following.

- (2) Windows and Glass: Original windows, glass and window decorations shall be retained and restored. It is recommended that only the deteriorated portions of the windows shall be replaced rather than the entire window. New or replacement windows shall be wood-sashed and mutined if applicable. Sills, lintels, frames, sashes, mutins, and all decorations shall be identically replaced. All elements of new windows shall be identical in size, shape, proportion, and dimensions as original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era. Windows must be constructed of real glass and window frames must be constructed of real wood, not vinyl, metal or plastic. All lites (panes of glass) shall be true divided lite, not artificial or snap-in grids. New arched, angled, octagonal and stained glass windows are discouraged. Large expanses of blank exterior walls without windows are discouraged.
- (3) Bay Windows: Size, shape, proportion, dimension, type of foundation, and roof material and style of bay windows, whether restored or of new construction, must be identical to the original or existing bay windows of the structure. New bay windows may be added to the building in locations where no bay windows previously existed; however, such new bay windows must be identical and replicate the style, design, size, shape and proportion,

type of foundation and roof of other bay windows existing on structure; or in the alternative, any said new bay windows must be built in the same size, shape, dimension, proportions, material and type of foundation and roof established by original Victorian structures of the same design and style. New bay windows are permitted only when the applicant proves to the deciding body that said bay window is consistent with existing style, design and character of the contributing structure.

- (4) Chimneys: Wood-framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers. Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure. The size, shape, dimensions, design and patterns of new and reconstructed chimneys must match those features of existing structure. Chimneys shall not be cantilevered and shall be narrower at the top than at its base.
- (5) Porches: Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features must be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in same locations. Construction of new porches must consist of materials of same size, shape, dimension and pattern as contributing structures of similar style and design in district and be in appropriate locations on structure. New concrete or masonry porch floors are prohibited on Victorians or Craftsman/Bungalow style houses. Minor

alternations of existing porches are permitted only when the applicant proves to the deciding body that said alteration is consistent with the existing style, design and character of the contributing structure.

- (6) Roofs, Gables, Eaves and Overhangs: Roofs shall maintain their original size, shape and pitch. Any changes in roof area, roof line, roof coverings, and eave depth and materials shall be consistent with the existing structure. In general, original gables shall be retained. New gables may be added only where consistent with the existing style and design and approved by the deciding body. In general, gable ends should be symmetrical. Eaves and fascias are to be constructed of wood. Roof coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building.
- (7) Siding: Siding materials and placement on structure shall be appropriate to the existing style and design. All existing siding is to be restored and retained wherever possible.

Wood siding. (Victorian/Craftsman): Siding must be real wood and not a composite, synthetic or fabricated wood product. Metal and vinyl siding products are prohibited. New siding must identically match existing in size, depth, width, pattern, and must match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any. Old deteriorated shingles may be

replaced, however, new shingles must match existing shingles in size, shape, dimension and pattern. Siding material must run from the foundation to the roof, unless existing pattern of house varies, in which case it must match pattern.

- (8) Fences/Walls: All existing picket and ornate wire fences, rock walls and front yard concrete walls shall be repaired and retained. Replacement or newly constructed fences or walls shall match those existing on the property, or shall match those of other contributing properties on that block. Introduction of new rock wall patterns or new types of rocks or veneers in walls, not already existing in the district, is prohibited. Mortar should also match existing in color, texture, joint width and profile. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be of traditional construction and materials and shall be consistent with prevalent fencing in the district.

- (9) Decorative Trim/Mouldings/Gingerbread: All existing to be repaired and retained. Replacement must match existing in materials, size, shape, dimension, location and pattern. Addition of new trim, moulding, gingerbread, etc., on new construction must be located and continued in the existing pattern around the exterior of the structure so as to maintain consistency with the original style and design. Excessive or inappropriate use of gingerbread

or other decorative materials is prohibited. Addition of new trim, moulding, gingerbread, etc. on areas where not previously existing is discouraged.

(10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged.

(11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with those of the era of the house. Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.

f) Interior Features: Only in cases where the owner desires to take advantage of the 1976 Tax Reform Act, the owner must retain original material, architectural features, hardware, original paint colors, plaster, wallpaper, etc., wherever possible. Repair and restore original materials wherever possible or replace with identical, replicated materials. Further information regarding consistency with interior remodels is available upon request.

C. Construction of New Structure or Redesign or Remodel of Non-Contributing Structure into a Contributing Style:

1. Entirely New Structure: Construction of a new structure must be built in the style and design of contributing structures in the district. Exact

duplication is neither required or encouraged. Strict adherence to achieving consistency with a traditional, recognized architectural style and design of a contributing structure in the district is required. New Victorian and Craftsman style structures must accurately replicate the traditional style, design and integrity of those contributing structures in the district. All doubts or insufficiencies regarding an applicant's proposal regarding the consistency of a proposed new structure, style and design with that of a contributing structure in the district are to be resolved against the application by the deciding body.

2. Remodel Non-contributor into Contributing Style and Design: An owner who wishes to remodel a non-contributing structure into the style and design of a contributing structure in the district may do so. However, the same requirement of Section III, C.1. herein, must be adhered to by the applicant.

3. Standards for Review:

- a) Intent and Purpose:

The intent and purpose of this section is to protect Los Gatos' historic heritage, neighborhoods, streetscapes, and districts. Great care and scrutiny is required to properly build or remodel a structure so that it becomes an asset to a historic district. Approvals for applications under this section shall be granted only where these guidelines have been met.

- b) Acceptable Architectural Styles and Designs: In general, Victorian and Craftsman/Bungalow are the contributors to this historic district. An applicant must produce photographs, counts, and documentation of the location of existing structures of that style in the district or reference materials indicating consistency with contributing styles in the district. All exterior elements subject to review shall be consistent with the proposed style.

4. New Construction/Remodeling into Contributing Style and Design - Construction Guidelines:

- a) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block. (Reference Section 29.40.050 and 29.40.055 of the Town Code these sections only apply to front yards, not side, rear or side yards abutting streets.) The front facade shall be parallel to the street.
- b) Heights and proportions:
Heights and proportions of altered or new structures shall be consistent with those of contributing structures of the same style in the district. They should not be significantly taller, more massive, or in greatly different proportions from other contributing structures of the same style in the district.
- c) Required Building Materials: Use of natural construction materials (e.g. real wood siding, stucco, rock, brick, wood shingles, plaster) is required. Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick are prohibited. Materials used shall be the same as those used in existing contributing buildings of the same style in the District (except that masonry or stone veneers on chimneys are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material if use of the original material is unfeasible due to unreasonable cost and commercial availability, or health and safety considerations.
- d) Exterior Elements Subject to Review: To be reviewed are: all elements on the building's facades and roof, including but

not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows' walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread, shingle siding, tiles wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

- (1) Doors: Doors should not be flush but of raised or flat panel design and painted, rather than stained, on Victorian and Craftsman/Bungalow style structures. Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or windows in doors shall meet all requirements immediately following.
- (2) Windows/Glass: New or replacement windows shall be wood sashed and, if mutins are appropriate, wood mutined. All elements of new or replacement windows shall be consistent with the traditional sizes and proportions of those in buildings of the same architectural style in the District (e.g. the long, narrow windows of Victorian architecture). Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians. Vinyl, aluminum or other types of window frames are prohibited. All lites (panes of glass) shall be individual lites, not artificial or snap-in grids. Arched windows are

discouraged in Victorian styles. Octagonal windows are discouraged in Victorian and Craftsman/Bungalow styles.

- (3) Bay Windows: Size, shape, proportion, scale, materials, type of foundation or support, type of decorative elements, and style of new bay windows must replicate those in existing contributing structures of the same architectural style in the District. In general, bay windows are only appropriate to Victorian styles. Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians.
- (4) Chimneys: Chimneys of Victorian or Craftsman/Bungalow styles shall be of reinforced masonry or stone, or wood frame with brick or stone/rock veneer and be smaller at the top than at the bottom.
- (5) Porches: New porches must be of the same materials, relative size, shape, dimension, and having the same type of decorative elements as those of contributing structures of the same style in the district. New concrete or masonry porch floors and steps are prohibited on Victorian or Craftsman/Bungalow style houses.
- (6) Roof Lines, Gables, Eaves and Overhangs: For Victorian and Craftsman/Bungalow style structures, fire retardant wood shingles are the preferred material; fireproof composition materials are acceptable in dark colors and with a heavy profile, especially those which resemble wood.
- (7) Siding: Siding on Victorian or Craftsman/Bungalow style structures must match those of a contributing structure.

of the same style in the District in size, depth, width, material, pattern, cut or bevel, angle, slope, type, and width or depth of cut, if any.

Wood siding (Victorian/Craftsman): All wood siding material shall be real wood and not a composite or fabricated wood product. Shingles must also be of a size, shape, dimension, and pattern to be consistent with singles of one or more contributing building of the same style in the District. Siding materials must run from the foundation to the roof unless the applicant can cite other contributing houses of the same style in the District on which the siding pattern varies in the manner proposed.

- (8) Picket Fences/Rock Walls/Arbors: Picket fences/rock walls/arbors shall match or be very similar to those on a contributing building of the same style in the District. Excessive or inappropriate use of "gingerbread" or other decorative elements is prohibited. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be traditional construction and materials and shall be consistent with prevalent fencing in the district.

- (9) Decorative Trim/Mouldings/Gingerbreads: Excessive or inappropriate use of gingerbread or other decorated elements is prohibited. Size, shape, dimension and location of these decorative materials shall be

consistent with that on other contributing structures of same style and design in the district.

- (10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged.
- (11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with those of the era of the house. Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.

- D. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Article VIII, Division 3 of the Town Code. However, the permit requirements of Section 29.80.260 of the Town Code only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required and which will affect the protected exterior elements as defined in Section II, B.2.(e) herein. This does not include painting and ordinary maintenance which do not require a permit.

SECTION IV

This Ordinance takes effect 30 days after the date it is adopted. Within 15 days after this Ordinance is adopted, the Town Clerk shall cause it to be published once in a newspaper of general circulation published and circulated in the Town.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 5, 1992, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 19, 1992.

COUNCIL MEMBERS:

AYES: Randy Attaway, Joanne Benjamin, Steven Blanton, Brent N. Ventura
Mayor Eric D. Carlson

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Eric D. Carlson
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian V. Cosgrove
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

BIBLIOGRAPHY

Bloomfield, Anne. Los Gatos Historic Resources Inventory, 1991.

Rifkind, Carole. A field Guide to American Architecture. New York, Bonanza Books, 1980, 1986.

American Life Foundation. "Gordon-Van Tine Co. Architectural Details 1915", Catalogue, New York, American Life Foundation. 1985.

Amrhein, James E., S.E. Residential Masonry Fireplace and Chimney Handbook. Los Angeles, Masonry Institute of America. 1989.

Blumenson, John J.G. Identifying American Architecture. Nashville, American Association for State and Local History, 1977, 1981.

Bruntz, George G. History of Los Gatos. Santa Cruz, Western Tanager Press (Valley Publishers). 1983.

Howard, Hugh. How Old is this House? A Skeleton Key to Dating and Identifying Three Centuries of American Houses. New York; Farrar, Straus and Giroux for Home Renovation Associates. 1989.

Kariotis, John, Roselund, Wells and Krakower, Mike. The Engineer's View, Loma Prieta: Historic Buildings. Earthquake Damage and Seismic Strengthening. California, California Preservation Foundation. 1991.

Klein, Marilyn W. Clues to North American Architecture. Markham, Ontario; Fitzhenry & Whiteside Limited. 1985.

McAlester, Virginia & Lee. A field Guide to American Houses. New York, Alfred A. Knop. 1984, fourth printing 1986.

Merritt, John. Loma Prieta: Seismic Safety and Historic Buildings. California, California Preservation Foundation. 1990.

Myers, John H., revised by Hume. Gary L. "Aluminum and Vinyl Siding on Historic Buildings". Volume 8. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

Myers, John H. "The Repair of Historic Wooden Windows". Volume 9. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

Nelson, Lee H., FAIA. "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character". Volume 17. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

Park, Sharon C., AIA. "The Use of Substitute Materials on Historic Buildings Exteriors". Volume 16. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

Prentice, Helaine Kaplan and Prentice, Blair. Rehab Right. How to Realize the Full Value of your Old House. City of Oakland Planning Department. Berkeley, Ten Speed Press. 1978, 1986.

Stahl, Frederick A. A Guide to the Maintenance, Repair, and Alteration of Historic Buildings. New York, Van Nostrand Reinhold Company. 1984.

Sweetser, Sarah M. "Roofing for Historic Buildings". Volume 4. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

U.S. Department of the Interior National Park Service. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1989). Washington, D.C., U.S. Department of the Interior National Park Service Preservation Assistance Division.

Weeks, Kay D. "New Exterior Additions to Historic Buildings: Preservation Concerns". Volume 14. Preservation Briefs. Washington, D.C.; U.S. Government Printing Office.

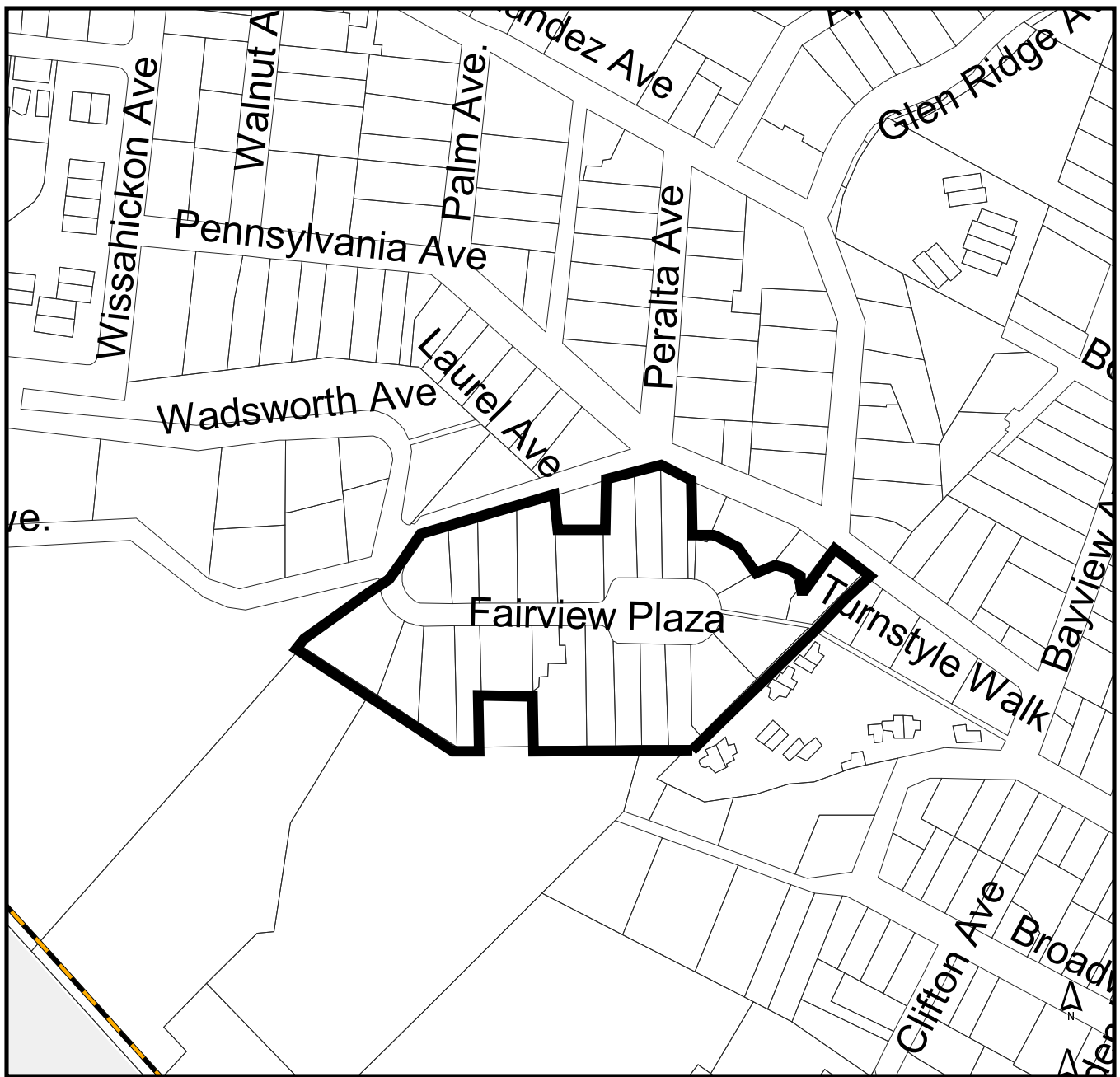


Exhibit A

TOWN OF LOS GATOS

Fairview Plaza Historic District Boundaries

As Established by Ordinance 1918 On July 22, 1992